

**Planning Board Meeting 3-14-2017**

**TOWNSHIP OF OCEAN  
SPECIAL MEETING OF THE PLANNING BOARD  
March 14, 2017**

**7:00 P.M.**

**PLEDGE OF ALLIGIENCE**

**STATEMENT:** Pursuant to the provisions of the New Jersey, Open Public Meetings Act, adequate notice of the meeting was properly provided by sending copies of the notice of meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on the bulletin board in the Administration Building.

The meeting of the Planning Board was held on the above date and time; Vice Chairman Don Lippincott called the meeting to order.

**ROLL CALL**

Members Present	Robert Beck	Daniel Collamer	William Edwards
	Robert Lange	Don Lippincott	Ben LoParo
	John Petrosilli	Michael Roche	Aaron Shapiro

Members Absent: Nick Bonamassa, William Sneddon

Professionals Present: Steven Yost, Esquire, Haines and Yost  
Jim Oris, T&M Engineering

**NEW BUSINESS:**

Public Hearing on the Housing Plan Element and Fair Share Plan of the Master Plan

Ordinance 2017-3  
Ordinance 2017-4  
Ordinance 2017-5

Engineer Jim Oris stated that the first part of the business this evening is to have the Public Hearing on the actual Housing Plan Element. He asked Attorney Yost if he had a resolution prepared if the board looks favorably upon the housing plan element that they would in fact adopt the housing element.

Attorney Yost said yes he did

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Housing Element:

Settlement agreement – 3 portions of need that the municipality has and we negotiated through the courts through Judge Troncones office. In the past 18 months the municipality appeared through the court master and also the judge to develop the final plan which would meet the townships obligations and satisfy both the litigation that had been filed by the fair share housing center.

Projects that are going towards the unmet needs are:

- 1) Willows
- 2) Ocean Commons
- 3) There are a few other sites that are contained on the map in the plan

Most of the sites are either already built or are accounted for future construction.

In summary the Township through this housing element plan fully meets the Townships obligation for affordable housing; it settles the agreements with the fair share housing center. The plan is not fundamentally different than the prior plan that was done in 08. The major differences in the plan are 100% affordable at the Ocean Commons Site and the set asides of multi-family in future projects.

John Petrosilli commended T&M on the work they did.

**OPEN TO THE PUBLIC**

Chair asked for a motion to open to the public

Bob Lange made a motion to open to the public and Aaron Shapiro seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

**NO ONE**

**CLOSE TO PUBLIC**

Aaron Shapiro made a motion to close to the public and Bob Beck seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

**RESOLUTION 2017-**

Aaron Shapiro made a motion to approve the Resolution and Ben LoParo seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, Lippincott, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

**ORDINANCE 2017-3**

Aaron Shapiro made a motion to approve and Ben LoParo seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

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**ORDINANCE 2017- 4**

Bob Beck made a motion to approve and John Petrosilli seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

**ORDINANCE 2017-5**

Aaron Shapiro made a motion to approve and Ben LoParo seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

**RESOLUTION 2017-3**

Aaron Shapiro made a motion to approve that Diane Ambrosio is the alternate recording secretary for the Planning Board for 2017 and Ben LoParo seconded it. Roll Call (Ayes) Beck, Collamer, Edwards, Lange, LoParo, Petrosilli, Roche, Shapiro, Lippincott.

Chair asked for a motion to adjourn.

Aaron Shapiro made a motion to adjourn and Ben LoParo seconded it. All in favor

Meeting Adjourned at 7:24 P.M.

Respectfully Submitted;

Diane Ambrosio  
Alternate Recording Secretary  
DA/ld